

Satyajeetsingh Raghuwanshi

Advocate High Court

Off. : 101, Raghukunj Apartment, Shrikrishna Peth, Amravati-444 601

Contact no.: 7378657376

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To,
MahaRERA
Amravati

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to Survey No. 440/4/441/137/1A/2/3/Plot/4 Situated in Taluqa-Amravati, Dis.-Amravati.

I have investigated the title of the said Survey No. on the request of its original owners Jairaj Bhagchand Bajaj, Shyamlal Tekchand Pinjani, Rameshlal Pahelajmal Khatri, Madhukanta Bhagchand Bajaj, Rohitraj Bhagchand Bajaj and the following documents of title i.e.-

1) Description of the Property:-

The Piece and parcel of land admeasuring 106376.16 sq. mtrs. situated at Mauje –Nandgaon Peth Bhag-2, Pragane – Nandgaon Peth, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar Amravati(Rural) and within the limits of Amravati Zilla Parishad, land bearing Survey No. 440/4/441/137/1A/2/3/Plot/4.

2) The Documents of allotment of said Survey No. –

Sr. No	Date of Doc.	Doc. No.	Description of Doc.	Original / Copy	Parties to Document	
					From	To

1	19.11.2007	3246/ 2007	Sale Deed	Original	Muriibhai Iaxminarayanji Gandhi	1. Shyamlal Tekchand Pinjani, 2. Bhagchand Pralhadrai Bajaj, 3. Rameshlal Pahelajmal Khatri
2	21.04.2009	1049/ 2009	Sale Deed	Original	Avinash Vasantrao Likhitkar	1 Shyamlal Tekchand Pinjani, 2. Bhagchand Pralhadrai Bajaj, 3. Rameshlal Pahelajmal Khatri
3	11.05.2009	1264/ 2009	Sale Deed	Original	Chandrashekar Vasantrao Likhitkar	1. Shyamlal Tekchand Pinjani, 2. Bhagchand Pralhadrai Bajaj, 3. Rameshlal Pahelajmal Khatri
4	11.05.2009	1265/ 2009	Sale Deed	Original	Sanjay Vasantrao Likhitkar	1. Bhagchand Pralhadrai Bajaj 2. Shyamlal Tekchand Pinjani, 3. Rameshlal Pahelajmal Khatri
5	02.06.2009	1486/ 2009	Sale Deed	Original	Rajendra Vasantrao Likhitkar	1. Bhagchand Pralhadrai Bajaj 2. Shyamlal Tekchand Pinjani, 3. Rameshlal Pahelajmal Khatri

6	29.12.2009	3293/ 2009	Sale Deed	Original	Busyland construction Pvt. Ltd. Amravati through its Directors- 1.Shyamlal Tekchand Pinjani, 2.Bhagchand Pralhadrai Bajaj, 3.Rameshlal Pahelajmal Khatri	Rohitdas Bhagchand Bajaj
7	29.12.2009	3292/ 2009	Sale Deed	Original	Busyland construction Pvt. Ltd. Amravati through its Directors- 1.Shyamlal Tekchand Pinjani, 2.Bhagchand Pralhadrai Bajaj, 3.Rameshlal Pahelajmal Khatri	Madhukanta Bhagchand Bajaj

8.	30.12.2009	3306/ 2009	Sale Deed	Original	Busyl and construction Pvt. Ltd. Amravati through its Directors- 1. Shyamlal Tekchand Pinjani, 2. Bhagchand Pralhadrai Bajaj, 3. Rameshlal Pahelajmal Khatri	Rameshlal Pahelajmal Khatri
9.	23.03.2016	रा.मा. क्र.१० एन.ए. प- ३४/नांद गाव पेठ/२० १५- २०१६	Amalgmati on Order	Copy		Jairaj Bhagchand Bajaj & Ors.
10.	28.08.2019	रा.मा. क्र.२/ एन.ए. पी- ३४/नांद गाव पेठ भाग- २/२०१९ -२०२०	N.A.	Copy	-----	1. Madhukanta Bhagchand Bajaj 2. Jairaj Bhagchand Bajaj 3. Rohit Bhagchand Bajaj 4. Shyamlal Tekchand Pinjani 5. Rameshlal Pahelajmai Khatri

11.	23.12.2021	रा.मा. क्र./ एम.आ र.सी- ८१/नांद गाव पेठ भाग- २/२००/ २०२१- २०२२	Permission for Residential and compatible Project	Copy	-----	1.Jairaj Bhagchand Bajaj 2.Shyamlal Tekchand Pinjani 3.Rameshlal Pahelajmal Khatri 4.Madhukanta Bhagchand Bajaj
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3) 7/12 Extract issued by the Talathi-Nandgaon Peth-2 dated:
10.05.2003 mutation entry no.3022

4) Search report for last 30 years till 2024.

OPINION ON TITLE TO THE PROPERTY

On perusal of the documents supplied by the owners of the property relating to the title of the said property I am of the opinion that the title of following owners is clear, marketable and without any encumbrance.

Original Owners of the Plot:-

- 1.Jairaj Bhagchand Bajaj,
- 2.Shyamlal Tekchand Pinjani,
- 3.Rameshlal Pahelajmal Khatri,
- 4.Madhukanta Bhagchand Bajaj,
- 5.Rohitraj Bhagchand Bajaj

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 23.01.2024



Adv. Satyajeetsingh V. Raghuwanshi

Satyajeetsingh Raghuwanshi

B.L.S., LL.B., LL.M (Mumbai)

ADVOCATE

MAH / 3563 / 2013

**101, Raghukunj Apartment,
Shrikrishna Peth, Amravati - 431 001
Mob. 7378657376, 7678211111**

Satyajeetsingh Raghuwanshi

Advocate High Court

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Contact No. - 7378657376

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FLOW OF THE TITLE OF THE SAID LAND

Description of the Land

The Piece and parcel of land admeasuring 106376.16 sq. mtrs. situated at Mauje –Nandgaon Peth Bhag-2, Pragane – Nandgaon Peth, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar Amravati(Rural) and within the limits of Amravati Zilla Parishad, land bearing Survey No. 440/4/441/1अ/1ब/2/3/Plot/4.

That the by virtue of the sale deed dated 19.11.2007, Shyamlal Tekchand Pinjani, Bhagchand Pralhadrai Bajaj and Rameshlal Pahelajmal Khatri has purchased property of Survey No.440 from Murlibhai laxminarayanji Gandhi. That the by virtue of the sale deed dated 21.04.2009, Shyamlal Tekchand Pinjani, Bhagchand Pralhadrai Bajaj and Rameshlal Pahelajmal Khatri has purchased property of Survey No.441/3 from Avinash Vasantrao Likhitkar. That the by virtue of the sale deed dated 11.05.2009, Shyamlal Tekchand Pinjani, Bhagchand Pralhadrai Bajaj and Rameshlal Pahelajmal Khatri has purchased property of Survey No.441/13 from Chandrashekar Vasantrao Likhitkar. That the by virtue of the sale deed dated 11.05.2009, Shyamlal Tekchand Pinjani, Bhagchand Pralhadrai Bajaj and Rameshlal Pahelajmal Khatri has purchased property of Survey No.441/2 from Sanjay Vasantrao Likhitkar. That the by virtue of the sale deed dated 02.06.2009, Shyamlal Tekchand Pinjani, Bhagchand Pralhadrai

Bajaj and Rameshlal Pahelajmal Khatri has purchased property of Survey No. 441/1ब from Rajendra Vasantrya Likhitkar.

That the by virtue of the sale deed dated 29.12.2009, Rohitdas Bhagchand Bajaj has purchased property of Survey No.440 from Busyland construction Pvt. Ltd. Amravati through its Directors-Shyamlal Tekchand Pinjani, Bhagchand Pralhadrai Bajaj and Rameshlal Pahelajmal Khatri. That by virtue of the sale deed dated 29.12.2009, Madhukanta Bhagchand Bajaj has purchased property of Survey No.440 from Busyland construction Pvt. Ltd. Amravati through its Directors-Shyamlal Tekchand Pinjani, Bhagchand Pralhadrai Bajaj and Rameshlal Pahelajmal Khatri. That the by virtue of the sale deed dated 30.12.2009, Rameshlal Pahelajmal Khatri has purchased property of Survey No.440 from Busyland construction Pvt. Ltd. Amravati through its Directors-Shyamlal Tekchand Pinjani, Bhagchand Pralhadrai Bajaj and Rameshlal Pahelajmal Khatri.

Lateron the Owners of the Property has amalgamated the given land through SDO order No.रा.मा. क्र.१० एन.ए.प-३४/नांदगाव पेठ/२०१५-२०१६ dated 23.03.2016. Subsequently, Owners of the said land has also obtained the N.A. with respect to the give land through SDO order No.रा.मा. क्र.२/ एन.ए.पी-३४/नांदगाव पेठ भाग-२/२०१९-२०२० dated 28.08.2019. Further, Owners has also obtained the Permission for Residential and compatible Project through SDO order No. रा.मा. क्र./ एम.आर.सी-८१/नांदगाव पेठ भाग-२/२००/२०२१-२०२२ dated 23.12.2021.

The search was carried out for last 30 years till 2024 has been taken from sub-registrar office at Amravati (Rural) on dated: 23/01/2024.

Date: 23.01.2024



Adv. Satyajeetsingh V. Raghuwanshi

Satyajeetsingh Raghuwanshi
B.L.S., LL.B., LL.M (Mumbai)
ADVOCATE
MAH / 3563 / 2013
101, Raghukunj Apartment,
Shrikrishna Peth, Amravati-444601
Mob. 7378657376, 7678283261

CHALLAN MTR Form Number-6



GRN MH014376082202324P	BARCODE	Date 23/01/2024-12:35:40	Form ID
Department Inspector General Of Registration	Payer Details		
Search Fee	TAX ID / TAN (If Any)		
Type of Payment Other Items	PAN No.(If Applicable)		
Office Name AMC_AMRAVATI RURAL SUB REGISTRAR	Full Name	Adv. Salyajeetsing Raghuwanshi	
Location AMRAVATI	Flat/Block No.		
Year 2023-2024 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	Amravati
0030072201 SEARCH FEE	325.00	Area/Locality	Amravati
		Town/City/District	
		PIN	4 4 4 5 0 1
		Remarks (If Any)	
		Mauje - Nandgaon Peth Bhag -2 Gat No. 440/4/441/1A/1B/2/3 Plot No. 4 area 364,141 Sq. Mtrs.	
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	10000502024012302252 7857765273540
Cheque/DD No.	Bank Date	RBI Date	23/01/2024-12:35:53 Not Verified with RBI
Name of Bank	Bank Branch	SBIEPAY PAYMENT GATEWAY	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID :
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सधर चलन "टाहप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.
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